DEMAND NOTICE TO THE BORROWER
BY REGISTERED POST WITH ACK. DUE

Date:-23.01.2025

To
Mr. Rupesh Ravasaheb Gorwade
Address- Mamadapur, Chikodi, Belgum, Karnataka Pin-591211

Sir / Madam,
Sub: Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 to the borrower.

The undersigned holding the post of **Chief Manager** in his capacity of the Authorized Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest , 2002 (hereinafter called the 'SARFAESI Act', for the sake of brevity) hereby issues this notice to you as follows:

You are aware that at your request, you have been granted by Central Bank of India hereinafter called 'Bank', through its **Pachumbri** Branch, At-P.O. Pachumbari, The. Shrirala, Dist-Sangli-415410 financial assistance detailed columns 2 to 3 of **Schedule A** hereto.

The said financial assistance was sanctioned , inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/mentioned in **Schedule 'B'** along with details of property.

That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset **w.e.f 24/12/2024** in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed to repay the dues of bank

The facility wise details of the amount due from you are mentioned in columns 4 to 9 in **Schedule A** hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, detailed in columns 4 to 9 in schedule A hereto, comes to **Rs. 70,75,482./- (Rupees Seventy Lakh Seventy Five Thousand Four Hundred Eighty Two Only)** and you have defaulted in repayment of the entire said amount.

Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your liabilities in full by paying the entire amount due being Rs. 70,75,482./- (Rupees Seventy Lakh Seventy Five Thousand Four Hundred Eighty Two Only) with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of Notice till the date of full and final payment along with incidental expenses, charges and costs recoverable from you as per terms of contract and/or as per law, within sixty days from the date of this notice.

If you fail to repay to the Bank the total dues which you have been called upon to pay hereinabove the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder.

CENTRAL BANK OF INDIA • AUTHORISED OFFICER

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in **Schedule 'C'**, by way of sale, or otherwise, without obtaining prior written consent of the bank.

Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both.

This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/ or may exercise, including any legal action for recovery of the said dues and also for further demands for the sum that may be found /fall due and payable by you to us.

Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

For Central Bank of India

Authorised Officer
AUTHORISED OFFICER & CHIEF MANAGER

Schedule-'A'

Details of financial facilities sanctioned and availed AND the details of the amount due

Sr. No.		A/C No. **3851898741**
1	Type of financial facility sanctioned and availed	Term Loan-NewHouseBuildingAdvStaff
2	Amount of the financial facility sanctioned	Rs.60,00,000/-
	Rate of Interest (RoI) As per Sanction letter	Loan up to 40.00 lakh 6.75% (Simple interest)& loan amount above 40 lakh 7.50 % (Simple Interest)
3	Total amount of ledger balance outstanding on the date of notice	Rs. 70,26,265/-
4	The date upto which the interest has been charged in the ledger	**24.09.2024**
5	Amount of interest EXCLUDING PENAL INTEREST, if any, from the date the interest was last charged in the ledger... to the date of notice	Rs.49,217/-
6	Rate of interest with periodicity of compounding at which amount in column (6) has been calculated	**TIERED**
7	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice	NIL
8	incidental expenses, charges, and costs , if any, as per law/terms of sanction	NA
9	Total amount due up to the date of noticed	**Rs. 70,75,482**

Schedule-'B'

(Details of Security Documents executed by the borrower)

Date and nature of document (mortgage deed/ deeds /hypothecation deed/deeds etc.) by which the assets mentioned in Column 2 of this table are secured. In case of equitable mortgage, give particulars of EM.

	Name of Document
1	Equitable mortgage EM No 3252/2021 dated 25.02.2021

Schedule-'C'

(Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)

Immovable asset

DESCRIPTION OF THE PROPERTY

All the part and parcel of N A R S No 178F/Plot No 11, Total area admeasuring 1452.06 Sq. ft. measuring East-West: 30 ft and North South: 48.4 ft. Within the limit of City municipal Corporation of Nipani and within the Jurisdiction of Sub register Nipani Situated at Village Nippani,Near Somanath Mandir Tal-Nippani, Dist-Belgum, State-Karnataka owned by **Mr. Rupesh Ravasaheb Gorwade**

Boundaries of

East- N.A.R.S No.178F/Plot No12
South- Property Belongs to Mr. Ashok Jadhav
West- N.A.R.S No.178F/Plot No10
North- Nine (9) Mtr. Wide Road

AUTHORISED OFFICER/CHIEF MANAGER

Enclosed: Statement of Account

Date:-23.01.2025
Place:-Solapur

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सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

Recovery Department, Regional Office, Solapur :- 17, Yelleshwar Complex, Near Tarati Naka Police Chowki, Bali Ves, Budhwar Peth,Solapur-413 003 (MH). Tel : 0217-2728133 E-mail recvsolaro@centralbank.co.in

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You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in Schedule 'C', by way of sale, or otherwise, without obtaining prior written consent of the bank.

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AUTHORISED OFFICER/CHIEF MANAGER

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Schedule-'B':- (Details of Security Documents executed by the borrower)

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AUTHORISED OFFICER/CHIEF MANAGER
Enclosed: Statement of Account

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